



**SEVEN BEDROOM BARONIAL STYLE VICTORIAN VILLA, SET WITHIN
GENEROUSLY PROPORTIONED GARDEN GROUNDS IN THE HISTORIC VILLAGE
OF BALLATER, IN THE HEART OF ROYAL DEESIDE.**

CRAIGENDARROCH HOUSE, 36 BRAEMAR ROAD, BALLATER, ABERDEENSHIRE, AB35 5RQ

savills

SEVEN BEDROOM BARONIAL STYLE VICTORIAN VILLA, SET WITHIN GENEROUSLY PROPORTIONED GARDEN GROUNDS IN THE HISTORIC VILLAGE OF BALLATER, IN THE HEART OF ROYAL DEESIDE.

CRAIGENDARROCH HOUSE,
36 BRAEMAR ROAD, BALLATER,
ABERDEENSHIRE, AB35 5RQ

reception hall ♦ drawing room ♦ dining room ♦ sitting room
sun room ♦ family room ♦ bathroom ♦ kitchen & utility room
principal bedroom with dressing room & en suite bathroom
double bedroom 2 with en suite shower room
double bedroom 3 ♦ study ♦ shower room
three double bedrooms ♦ shower room & bathroom

bedroom 7 ♦ shower room & storage room – all accessible
from inner ground floor hall

EPC = F

Aboyne 11 miles, Banchory 24 miles, Aberdeen railway station 42
miles, Aberdeen International Airport 39 miles

Situation

Craigendarroch House is located within the attractive Victorian village of Ballater, nestled in the heart of picturesque Royal Deeside and within the stunning Cairngorm National Park. Ballater plays host to a wide range of local coffee shops, restaurants, specialist and everyday shopping, while the B Listed Ballater Railway Station with historical connections to Queen Victoria and the Royal Family has now been restored to its former glory. The Scottish residence to the Royal Family, Balmoral Castle, lies a mere 10 miles away and continues to attract local and global visitors alike. Such is Balmoral's association with the village of Ballater, many of the local shops bear the Royal Warrant of the Queen or Prince of Wales, the latter of whom is associated with the renowned Rothesay Rooms restaurant and Highgrove Shop.

Ballater is well known for its proximity to a wide range of leisure pursuits, including golf, horseriding, hunting and fishing along the River Dee, while the Old Deeside Railway track provides an excellent cycling





or walking route towards Aberdeen. With winter sports available within the Cairngorm National Park at both Glenshee and Aviemore, the local area is also renowned for its splendid countryside and breathtaking scenery, most notably Lochnagar Mountain and the Loch Muick Reserve which provides excellent walking routes.

The local bus service provides transportation to Aboyne, Banchory and Aberdeen City, where the railway station is located. Primary education is available within Ballater, while secondary education is provided at Aboyne Academy.

Description

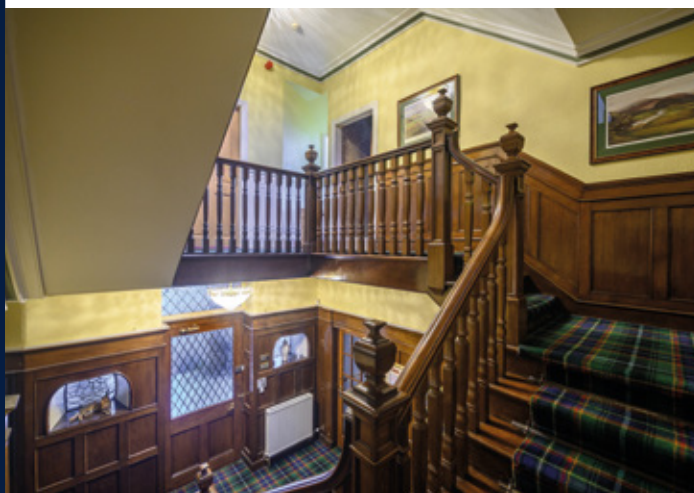
Craigendarroch House is an imposing granite built seven bedroom detached Victorian villa, built during 1869 by the Hall family. During the 1920s there were a number of structural additions to make the property appear more baronial in its construction, including the addition of a conical roof turret and parapetted square tower, while it is also understood that the house was extended during the same period with granite from the demolished Union Bridge in Aberdeen. The result is a grand and welcoming abode which boasts many traditional features, including oak wall panelling, decorative corncicing, ceiling roses, deep skirtings, sash and case windows and wide panelled doors. Featuring well proportioned and versatile living accommodation, Craigendarroch House provides a wealth of possibilities for use either as an inspiring family home, or a unique retreat within the environs of the Cairngorm National Park.

Accommodation

Situated beneath a canopied entrance, the entrance door area is overlooked by two granite deer head statues. A partially glazed door welcomes guests into the grand reception hall, where a wide tread galleried staircase with shaped balusters ascends to the living accommodation on the upper floors. Extensive oak wall panelling contrasts with the tartan carpeting, while a deep silled full length window to the rear of the hall provides views over the rear courtyard and garage block.

Overlooking the property frontage via a large bay window area, the drawing room is the ideal living space for relaxed entertaining with its large central fireplace. The striking formal dining room provides access to the courtyard via a partially glazed door, while being extensively fitted with solid wood shelving, in addition to a display cabinet. Perhaps equally suitable as a small library or reading room, within the dining room there is also a fireplace with electric stove.

From the reception hall a 15 pane Georgian style door leads into the sitting room, which allows for further relaxed seating while also featuring a large fireplace with high mantel and tiled inset. Overlooking the entrance driveway via triple windows, a further 15 pane Georgian style door leads into a carpeted corridor off which is the sun room which is situated at the front of Craigendarroch House and also benefits from an external entrance door.





Towards the rear of the reception hall, the well proportioned family room would also be suitable as a play room or TV room/home cinema if so desired. Fitted with laminate wood effect flooring and bold feature wallpaper, twin double deep skilled frosted windows allow for plenty of natural light.

A beautiful stained glass panelled door leads from the reception hall into the bright inner hall which overlooks the rear courtyard. A carpeted staircase lead up to where a modern style shower room, bedroom and storage room are located, while underneath the staircase a doorway leads into a bathroom which is tiled around the three piece suite and includes a jacuzzi style bath with shower attachment.

A panelled door leads from the inner hall into the charming dining kitchen, which lies at the heart of this distinctive house. Providing excellent dining space, there is a wide range of fitted Shaker style base and wall units with integrated appliances, comprising a dishwasher, microwave, oven and a four ring induction hob. Within a large open fireplace with white painted mantel is a two oven cream AGA. Dual aspect windows ensure the dining kitchen receives plenty of natural light. The generously proportioned utility room is accessible from here and also acts as a useful boot room and staging area for formal parties. Providing dual access to the rear garden and courtyard, there is a good range of fitted storage and an L shaped work surface area with stainless steel sink and double drainer. Suspended from the ceiling are two drying pulleys.

Returning to the reception hall, the attractive oak panelling follows the staircase as it ascends to the first floor landing. Principal bedroom 1 is of modern decor and neutral carpeting, while the charming tower space provides triple aspect views. Bedroom 1 also boasts a fully carpeted and pine lined dressing room which provides excellent storage and leads into the luxurious en suite bathroom which features a white three piece suite and corner shower enclosure plus wall mounted television.

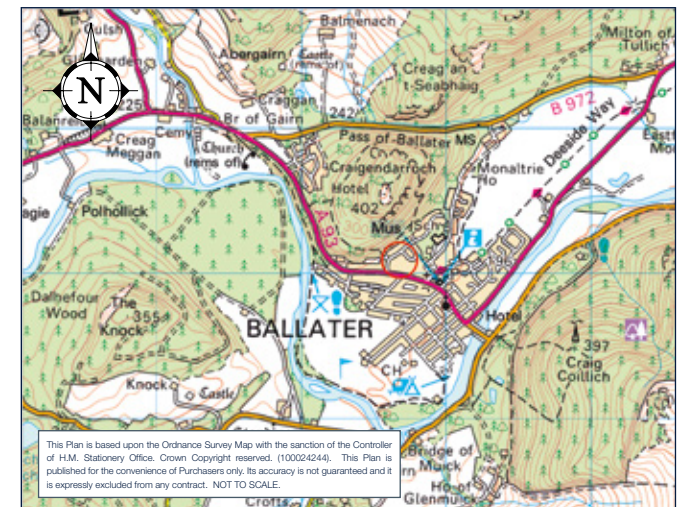
Double bedroom 2 overlooks the garden grounds to the side of the house via a double deep silled window. A well proportioned room of tasteful decor and neutral carpeting which currently plays host to a four poster bed, this bedroom has a double walk in wardrobe and an en suite shower room fitted with Karndean flooring. Double bedroom 3 enjoys lovely views across the property frontage, while the original fireplace remains in situ. The study is of excellent proportions and is fitted with an extensive range of solid wood home office furniture, complete with a desk area, book shelving, display cabinet and inset lighting, while the former fireplace remains. Equally suitable as a further double bedroom if so desired, the study lies in close proximity to the shower room, which completes the first floor living accommodation.



FLOORPLANS

Gross internal area (approx):
449.45 sq.m (4838 sq.ft)

Outbuilding Gross internal area (approx):
71.81 sq.m (773 sq.ft)



Following the staircase to the second floor, the mezzanine landing first allows for fabulous views across to the Craigendarroch hills which lie behind the property. The second floor landing first provides access to double bedroom 4, which includes the original fireplace. A wash hand basin has been fitted within the charming tower space from where triple aspect views can be enjoyed. Double bedroom 5 has lovely elevated views across the property and towards the hills, while its neutral decoration and red carpeting contrasts with the white painted fireplace with red tiled inset. From the second floor landing an open doorway leads into the inner landing area from where the shower room and double bedroom 6 with en suite bathroom are located.

Craigendarroch House is situated within generously proportioned garden grounds bordered by granite walls while a gated entrance leads down a sweeping tarmac driveway which is lined on either side by mature gardens which are mostly laid to lawn with an array of mature shrubs and trees. The driveway continues round to the rear of Craigendarroch House, where there is an extensive parking area. The double garage block provides concealed parking, while an internal staircase leads up to the 'hayloft' with elevated stable style door. Connected to the garage block is the former outside WC and a workshop, while connected to the main house are two granite outbuildings, one of which is currently used as a wood store. The rear garden is a peaceful oasis which is mostly laid to lawn with mature trees, shrubs and seasonal flowering plants, while it is understood that the timber summerhouse and greenhouse will remain.

Directions

Follow the A93 North Deeside Road from Aberdeen and along to Ballater. On entering the village, turn right onto Bridge Street, continuing along to pass the restored Station Square on the right hand side. Once over the bridge, proceed along Braemar Road. Craigendarroch House is located a short distance ahead on the right hand side before the entrance to Craigendarroch Walk.



Savills Aberdeen
5 Queen's Terrace,
Aberdeen, AB10 1XL
aberdeen@savills.com
01224 971110

savills.co.uk

Important Notice Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 07/01/19 LT